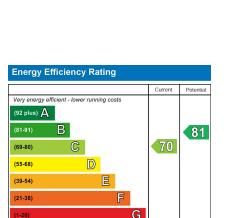






# First Floor Walk-in Wardrobe Bathroom Bedroom 2 Landing Bedroom 3 En-suite



**England & Wales** 

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# Sweet Briar Close, Rochdale, OL12 6NX £375,000

Beautifully Presented 3/4 Bedroom Detached Home with Garage, Driveway & Generous Garden

Welcome to this versatile and spacious 3/4-bedroom detached property, ideally situated in a desirable residential location. Perfectly suited for growing families or those seeking flexible living space, this well-maintained home offers a blend of contemporary comfort and practical design.

Upon entering the property, you are welcomed into a bright and airy hallway leading to a modern fitted kitchen and a generously sized lounge – perfect for relaxing or entertaining. A versatile room on the ground floor can serve as a fourth bedroom, home office, or second reception room, offering excellent flexibility to suit your lifestyle.

Upstairs, the property boasts three well-proportioned bedrooms. Two of the bedrooms benefit from their own stylish en-suite bathrooms, with the principal bedroom also featuring a spacious walk-in wardrobe. A sleek and modern family bathroom completes the upper level.

Externally, the property features a private driveway providing off-road parking and access to an attached garage. To the rear, a well-maintained garden offers the perfect outdoor space for children to play or for enjoying all fresco dining in the warmer months.

# **Sweet Briar Close, Rochdale, OL12 6NX** £375,000













- Detached Property
- Ample Living Space
- Driveway and Garage
- EPC Rating C

- Three/Four Bedrooms
- Modern Fixtures and Fittings
- Tenure Leasehold

- Two Bathrooms
- Garden to Rear
- Council Tax Band D

### **Ground Floor**

### **Lounge / Dining Room**

22'11" x 11'9" (7m x 3.6m)

### **Kitchen**

17'4" x 12'5" (5.3m x 3.8m)

## **Ground Floor Bedroom Four /**

Office

11'1" x 9'2" (3.4m x 2.8m )

### **First Floor**

### **Bedroom One**

14'9" x 11'9" (4.5m x 3.6m)

### **En-Suite**

7'2" x 5'2" (2.2m x 1.6m )

### Walk-in Wardrobe

5'2" x 3'7" (1.6m x 1.1m )

### **Bedroom Two**

10'5" x 8'10" (3.2m x 2.7m)

### **Bedroom Three**

11'9" x 10'9" (3.6m x 3.3m)

### **En-Suite**

6'6" x 3'3" (2m x 1m )

### **Family Bathroom**

8'6" x 5'2" (2.6m x 1.6m )

### **External**

### Garage

21'11" x 11'9" (6.7m x 3.6m)















